

60 Glebelands
Ash
Canterbury
CT3 2HZ

£1,250 Per Calendar Month

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
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• Three bedroom link detached chalet style house • Recently refurbished • Garage • Driveway parking • Conservatory • One small dog may be considered • Available Now • EPC C • Dover District Council Tax Band C • Deposit £1440

Deposit: £1,440

EPC rating

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Recently refurbished with newly fitted kitchen, bathroom and flooring throughout. Available unfurnished, a three bedroom link detached chalet style house with garage in the village of Ash. The accommodation comprises entrance hall, bathroom, kitchen, living/dining room and conservatory on the ground floor. To the first floor are three bedrooms. The property has gas fired central heating, enclosed garden, driveway and garage. One small dog may be considered.

ENTRANCE HALL

Wood effect flooring. Radiator. Stairs to first floor. Under stairs cupboard

BATHROOM

Double glazed window to front. Fully tiled. White suite comprising low level toilet, pedestal wash hand basin and panel bath with shower over. Ladder style radiator.

LIVING ROOM

23' x 11'9 extending to 12'4

Double glazed window to front. Double glazed French door to conservatory at rear. Wood effect flooring. Two radiators

KITCHEN

10'7 x 9'4

Window and door to conservatory. Range of wall, drawer and base units in cashmere colour. Space for slimline fridge/freezer. Further space for appliance. Electric hob and single oven with extractor over. One and a half bowl stainless steel sink and drainer. Wood effect work surface and complementary splash back tiling.

CONSERVATORY

21' at max x 8'

Polycarbonate roof. Windows and sliding door to rear. Door to garage

FIRST FLOOR

Double glazed window to side on half landing. Access to eaves storage and further storage area. Carpet on stairs and landing

BEDROOM ONE

10'7 x 7'3

Double glazed window to rear. Radiator. Carpet

BEDROOM TWO

12'2 x 8'2

Double glazed window to rear. Carpet. Radiator. Built in cupboard with hanging rail

BEDROOM THREE

11'6 x 9'7

Double glazed window to front. Radiator. Built in wardrobe. Carpet.

GARAGE

Metal up and over door. Plumbing for washing machine. Door to cloakroom with toilet and wash hand basin.

EXTERIOR

Lawn area to front with drive providing off road parking and leading to extended garage. Path to front entrance door. Fence enclosed garden to the rear with patio area

Rent - £1,250 Per Calendar Month

Tenancy Deposit - £1,440. This is refunded without interest at the end of the tenancy provided there is no loss or damage.

Lease - An Assured Shorthold Tenancy of six or twelve months' duration.

Local Authority - Dover District Council
Council Tax Band C

Viewing: By appointment through Finn's,
Sandwich - tel: 01304 614471

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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01304 614471

Date: These particulars were prepared on: